

COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE OCTOBER 22, 2009

OFFICE OF Planning Department

3091 County Center Drive Suite 140 AUBURN, CALIFORNIA 95603 TELEPHONE: 530/745-3000 FAX: 530/745-3080 www.placer.ca.gov

Meeting was held in the *** North Tahoe Event Center, 8318 N. Lake Boulevard, Kings Beach CA 96143 ***, located at King Beach in Tahoe.

8:00 am

Commissioners and Staff - met at 3091 County Center Drive - CDRA parking lot in Auburn - County vehicles to provide transportation to North Tahoe Conference Center

8:15 am

Left Auburn to destination at 8319 N. Lake Boulevard, North Tahoe Conference Center in Kings Beach

10:00 am Hearing began 10:00 am

FLAG SALUTE

ROLL CALL: Ken Denio(Chairman) [Absent], Gerry Brentnall(Vice Chairman), Richard Johnson (Secretary), Harry Crabb[Absent], Mickey Gray, Jeffrey Moss and Larry Sevison

REPORT FROM THE PLANNING DIRECTOR:

Paul Thompson, Deputy Director and Scott Finley, County Counsel, requested the Planning Commission adopt a modified agenda to add Field Trip items at 2:00 pm to the Ritz Carlton at 3001 North Star Drive and 2:30 pm Martis Camp Subdivision — 8380 Valhalla Drive for informational purposes only and a site visit. Mr. Finely also indicated that the public was invited to attend. 5:0 unanimous vote to approve

Paul Thompson reported on Board of Supervisor agenda items and reported that the next Planning Commission Hearing will be on November 12, 2009. The County will be closed November 11, 2009 for Veteran's Day and November 13, 2009 for a mandatory time off.

PUBLIC COMMENT:

No off agenda public comments.

1) 10:05 AM

Item began 10:07 AM- end 11:38 AM

Three motions:
1) Continue to open

AMENDMENT TO THE ALPINE MEADOWS GENERAL PLAN/REZONE/AVALANCHE APPEAL (PREA - T20080154)

CALDWELL

MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider providing a recommendation to the Board of Supervisors on a request submitted by

date 2:3 motion failed

2) Recommend denial to the Board of Supervisors of the Rezone and General Plan Amendment 3:2 vote

Commissioner Sevison and Commissioners Moss – no

3) Avalanche appeal approved to reclassify portions of the property to Moderate and Low Avalanche Hazard area. (The approval did not remove this property from Avalanche zone) 4:1

Commissioner Gray –

Caldwell LLC for approval of an amendment to the Alpine Meadows General Plan from Community Recreation, Green Belt, Park and Open Space to Single Family Residential one dwelling unit per acre, a Rezone from O (Open Space) to RS-B-43 (Residential Single Family, combining minimum Building Site of 43,560 square feet) and an Avalanche Appeal to allow construction of one single family dwelling. The Amendment to the Alpine Meadows General Plan and Rezoning applies to one acre of the 4.77 acre parcel. The Planning Commission may also consider providing a recommendation to the Board of Supervisors on the adoption of the Mitigated Negative Declaration prepared for the project.

Project Location: The project is located at the southwest corner of Deer Park Drive &

Alpine Meadows Road, in the Alpine Meadows area.

APN: 095-290-017-000 **Total Acreage**: 4.77 acres **Zoning**: O (Open Space)

Community Plan Area: Alpine Meadows General Plan **MAC Area**: North Tahoe Regional Advisory Council

Owner /Applicant: Caldwell LLC

County Staff:

Planning: Steve Buelna (530) 581-6285

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: Leslie Lindbo for Jill Kearney (530) 745-2300

BREAK:

11:35 am - 11:45 am

2) 10:20 AM

Item began 11:45 am end 12:29 pm

Unanimously approved the Conditional Use Permit and adopted the Mitigated Negative Declaration with modification to conditions #55 and #56.

5:0

CONDITIONAL USE PERMIT(PCPA - T20080597)

NORTH SHORE SERVICE STATION
MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Consider a request from Bill Fallon, Leah Kaufman Planning & Consulting Services, Kristina Hill, Hill Planning on behalf of Grant Wolf Incorporated, to allow for the construction of a two-story 2,640, square foot gas station/convenience store/future tenant space, eight gas pumps, 12 parking spaces and other onsite improvements. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for the project.

Project Location: The project is located at 8755 North Lake Blvd. (State Highway 28), in the Kings Beach area in Tahoe.

APN: 090-192-061-000 **Total Acreage:** .426 acres

Zoning: Plan Area Statement 029 Kings Beach Community Plan, SA #2: East Entry

Way Commercial

Community Plan Area: Kings Beach Community Plan MAC Area: North Tahoe Regional Advisory Council Applicant: Leah Kaufman Planning & Consulting Services

Owner: Bill Fallon County Staff:

Planning: Allen Breuch (530) 581-6284

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

MEETING ADJOURNMENT: 12:29 PM

LUNCH:

12:45 pm - 1:45 pm Reservation at Jason's Restaurant (walking distance – after hearing)

FIELD TRIP BEGINS:

1:45 pm 2:00 pm Arrived @ Ritz Carlton – North Star – 3001 North Star Drive

Field trip tour began at 2:00 pm and ended at 4:00 pm

Martis Camp Subdivision – 8380 Valhalla Drive

Time did not allow for this field trip item.